



Wickliffe Building Department

28730 Ridge Road Wickliffe, Ohio 44092 440 943-7115 or Fax 440 943-7162

APPLICATION FOR RESIDENTIAL GARAGE PERMIT PLAN REVIEW

DATE OF SUBMISSION: _____

READ THE FOLLOWING INSTRUCTIONS AND INFORMATION BEFORE COMPLETING THIS TWO (2) PAGE FORM.

1. All submittals must include TWO (2) complete sets of drawings including plot plan and a complete description of all work to be performed.
2. All plans submitted shall bear sufficient information to determine compliance with the Residential Code of Ohio. Drawings shall also indicate clearly the principle use of the building or structure. The floor area for such uses shall be clearly shown on plans.
3. Drawings must include elevations, floor plans, elevator enclosures, complete wall sections showing footer, foundation, floor, walls and roof construction indicating all structural members, size, spacing, material, etc.
4. The proposed work must be done in accordance with approved plans, specifications, codes and standards. **Separate permits which may be required for the proposed project include: electrical, HVAC, plumbing, sewer, concrete, etc., and can be paid by general contractor at the time of initial building permit issued. HOWEVER, all subcontractors must be registered the same as the general contractor, including bond, insurance and \$100.00 fee.**
5. It is the duty of the General Contractor/Homeowner to insure that all required inspections are scheduled and all work installed has been approved by the City prior to proceeding to the next phase of construction. Electrical permits are obtained at the Lake County Building Department and inspection by same. Electrical contractors must be registered, bonded and insured in the City of Wickliffe prior to starting any work. Fee is same as general contractor, \$100.00. The General Contractor/Homeowner is responsible to obtain a FINAL inspection at the completion of the project.
6. The permit becomes null and void if work or construction authorized is not commenced within twelve (12) months, or if construction work is suspended or abandoned for a period of 180 consecutive days at any time after work is commenced.
7. I hereby certify that I have read and examined this application and that all information is true, accurate and complete. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I authorize the City of Wickliffe Building Department to enter this property for the purpose of site inspections for the duration of this project.
8. FALSIFICATION OF A PUBLIC DOCUMENT IS A VIOLATION OF THE OHIO REVISED CODE, SECTIN 2921.13(A) (5), A MISDEMEAOR OF THE FIRST DEGREE AND PUNISHABLE BY UP TO SIX (6) MONTHS AND A FINE OF \$1000.00 OR BOTH.

HOMEOWNER:

Print Name: _____

Signature: _____

Address: _____

City/State/Zip: _____

Tel#(): _____ Fax: _____

GENERAL CONTRACTOR:

Print Name: _____

Signature: _____

Address: _____

City/State/Zip: _____

Tel #() _____ Fax _____

APPLICATION FOR RESIDENTIAL BUILDING PERMIT PLAN REVIEW

READ INSTRUCTIONS BEFORE COMPLETING FORM - Page 2 of 2 - PLEASE PRINT OR TYPE

DATE SUBMITTED: _____ PLUMBING: YES NO

STREET ADDRESS OF CONSTRUCTION: _____ S/L # _____

CITY/TOWNSHIP: _____ PERM PARCEL #: _____

IS CONSTRUCTION IN THE FLOODPLAIN: YES NO

PROJECT TYPE: (Check all that apply) NEW DWELLING ADDITION ALTERATION

DECK POOL CHANGE OF USE DEMOLITION FRAME BRICK CRAWL SPACE

SLAB BASEMENT FINISHED BASEMENT w/plumbing w/o plumbing

NUMBER OF STORIES _____ GARAGE SIZE _____ CAR DETACHED ATTACHED

NUMBER OF FIREPLACES _____ FIREPLACE TYPE _____ WOODBURNER _____

HEATING SYSTEM _____ FUEL TYPE _____ NUMBER OF FUEL PIPING OUTLETS _____

EST CONSTRUCTION COST: _____ ZONING PERMIT #: _____

WELL OR PUBLIC WATER: _____ APPROVED WELL LOG #: _____

UTILITIES APPROVAL DATE: _____ SEPTIC APPROVAL DATE: _____

STORMWATER APPROVAL DATE: _____ SOIL & WATER APPROVAL DATE: _____

PROPOSED STRUCTURE:

DETAILED WORK DESCRIPTION: _____

Identify Square Footage For Proposed Addition:

Basement: _____ 1st Flr: _____ 2nd Flr: _____ 3rd Flr: _____

TOTAL SQ. FT. OF ALL FLOORS: _____

EXISTING STRUCTURE:

DETAILED WORK DESCRIPTION OF ALTERATION: _____

Identify Square Footage For Proposed Alteration:

Basement: _____ 1st Flr: _____ 2nd Flr: _____ 3rd Flr: _____

TOTAL SQ. FT. OF ALL FLOORS: _____

Identify ENTIRE Square Footage For This Project:

Basement: _____ 1st Flr: _____ 2nd Flr: _____ 3rd Flr: _____

TOTAL SQ. FT. OF ALL FLOORS: _____

FIRE PROTECTION SYSTEM: Fire Sprinkler None Partial Total

ALL FEES ARE NONREFUNDABLE

Plan No. _____

C.D.	_____
T.L.D.	_____
GARAGE	_____
DEMO	_____
GRADE SET	_____

CITY OF WICKLIFFE

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING & HOUSING

APPLICATION FOR PERMIT

DO NOT FILL IN

Total Floor Area	_____
Basement	_____
1st Floor	_____
2nd Floor	_____
3rd Floor	_____
Garage	_____
Dwelling	_____
Total Fees \$	_____

A.C.O. _____ (Permit will include ONLY such work as detailed in this application)

PLAN REV. _____

Wickliffe, O., _____ DATE _____

To the Commissioner of Building & Housing: —

I, X _____ (Owner) hereby make application for a PERMIT to erect or build a structure as described in this application and the accompanying drawings which are a part of this application.

LOCATION AND DESCRIPTION OF LOT

Address
No. and Street X _____ Sublot No. _____

Allotment _____ Side of Street _____ Ward _____

Between _____ Street or Ave. and _____ Street or Ave.

Being _____ feet front and _____ feet deep on the _____ Side

Being _____ feet rear and _____ feet deep on the _____ Side

Map Page _____

DWELLINGS ONLY — NEW

Purpose or Use _____ Length _____ Width _____ Stories _____

Construction _____ Class _____ Grade _____ Number of Families Occupying Building _____

Total No. of Rooms _____

Suite Size — 1R _____ 2R _____ 3R _____ 4R _____ 5R _____ 6R _____ 7R _____ 8R _____

Roof Covering _____ Heating System _____ Fuel _____

Number of Stairs _____ Footings _____ Foundation _____

Shortest distance to buildings on adjoining lots _____ Shortest distance to buildings on the same lot _____

Additional Description _____

Estimated cost \$ _____

DEMOLITIONS include here MISCELLANEOUS — PRIVATE GARAGES, SHEDS, ETC. SWIMMING POOLS

Purpose _____ No. of Cars _____

Length _____ Width _____ Stories _____ Height _____

Material _____ Class _____ Grade _____

Shortest distance to buildings on the same lot _____ Shortest distance to buildings on adjacent lots _____

Additional Description _____

Estimated Cost \$ X _____

BUSINESS — COMMERCIAL — INDUSTRIAL AND PUBLIC BUILDINGS

DESCRIPTION OF BUILDING

Purpose _____ Length _____ Width _____ Stories _____
Occupancy on first floor _____ Occupancy on floors above _____
Brick or Frame _____ Roof Construction _____
Total number of units occupy building _____
Suite Size — 1R. _____ 2R. _____ 3R. _____ 4R. _____ 5R. _____ 6R. _____ 7R. _____ 8R. _____
Character of Soil _____ Footings _____ Foundation _____
Heating System _____ Will a Ventilating System be installed? _____ Type _____
Fuel _____ Area of Flue _____ Height above grade _____
No. of Stairs _____ Construction _____ Enclosure _____
No. of Elevators _____ Type _____ Enclosure _____
Will Sprinkler System be installed? _____ Kind _____
No. of Stand Pipes to be installed _____ Where located? _____
Shortest distance to buildings on the same lot _____ Shortest distance to buildings on adjacent lots _____
Estimated Cost \$ _____ Class _____
Additional Description _____
_____ Estimated Cost \$ _____

ALTERATION OR ADDITION

The present building is a _____ Story _____ structure, used or occupied as _____
By _____ families, and is _____ feet long and _____ feet wide. Class _____
The proposed Alteration or Addition consists of _____
_____ Length of Addition _____ Width _____ Stories _____ Class _____
Addition to be Used or Occupied as _____
Number of New Stairs or Fire Escapes _____
Will external or internal supports be removed or rebuilt _____
Est. Cost of Alteration \$ _____ Est. Cost of Additions \$ _____ Total Est. Cost \$ _____

The acceptance of the Permit herein applied for shall constitute an agreement on (my) (our) part to abide by all the conditions herein contained, and to comply with all ordinances of the City of Wickliffe and the laws of the State of Ohio relating to the work to be done thereunder; and said agreement is a condition of said permit.

It is a further condition of this permit that _____

Contractor X _____ Owner X _____
Address X _____ Address X _____
Phone X _____ Phone X _____

Date _____

Approved _____

Building Commissioner



**Building Department
28730 Ridge Road
Wickliffe, OH 44092
440-943-7115**

SPECIFICATIONS FOR DETACHED GARAGES

Before a new garage is built or an existing garage is expanded, plans must be approved by the Building Department and a permit issued for the work. A garage building shall conform to all items listed below and contained in the attached 'Example Plans' and all other applicable codes and ordinances. All work shall conform to the requirements of the *2013 Residential Code of Ohio*, effective January 1, 2013.

REQUIRED PERMITS

- General building permit
- Electrical permit
- Sewer (if applicable) – catch basins (if installed) to be twelve-inch (12") minimum

REQUIRED DRAWINGS

- Site Plan – provide dimensions on attached generic site plan.
- Floor Plan – Floor plan shall be drawn to scale. Show size of garage, location of windows, man door (required), and overhead garage door(s).
- Elevations – Elevations shall show height of garage, windows, man door, and garage door(s).
- Wall Section – Typical wall section shall fully describe structural members, materials, founds, and slab, wall construction, and roof construction.

ZONING CODE REQUIREMENTS

- No garage on one lot shall exceed a total floor area of 600 square feet or be in excess of 15 feet (15') in height to the ridge.
- Setback – Garage shall be no closer than three feet (3') to any rear or side yard property line for zoning purposes. **Any garage wall or roof projection closer than five feet (5') to a property line must have a fire-resistance rating of one hour from both sides. (See Item 1 below.)**

REQUIREMENTS (plus all items contained in the attached 'Example Drawings')

1. Garage bases over six hundred (600) square feet in area shall have full footers to a depth of not less than forty-two inches (42") below finished grade.
2. Slope garage slab to overhead door. Driveway must provide positive drainage to street. Where the driveway slopes down toward the garage there shall be a low spot in the driveway grade not less than three feet (3') outside garage with a transverse grating, whose top is not less than six inches (6") below the garage floor.
3. Garages of all types shall have gutters and downspouts.
4. Wood-framed top plates shall be doubled and shall lap each other at corners to tie walls together.
5. Provide double studs at each corner and frame all opening with double studs.
6. All wood within eight inches (8") of grade is required to be 'preservative treated' or natural decay resistant.
7. All garages must have electrical service with a snap switch or set of three-way or four-way snap switches to serve as the disconnecting means. The minimum service shall be 20-amp with one (1) GFCI-type receptacle outlet; one (1) switch-operated lighting fixture inside; one (1) switch- or photo-controlled outside lighting fixture; and one (1) receptacle shall be located for the overhead garage door opener in the ceiling area. The receptacle for the garage door opener is not required to be GFCI protected. All electrical work shall conform to the 2011 edition of the *National Fire Codes*[®]. A separate permit is required.
8. All detached garages must have a man door (2'-6" x 6'-8" minimum size)
9. Garage floor surfaces shall be constructed of concrete. Asphalt is not permitted as a garage floor material.

10. Any garage wall and/or projection closer than five feet to the property line must have a minimum fire-resistance rating of one-hour tested in accordance with ASTM E 119 or UL 263 with exposure from both sides. You have the option to submit the rated wall assembly for review or use the wall assembly provided for in this package. Note: Additional inspections will be required for the fire-rated assembly.

REQUIRED INSPECTIONS

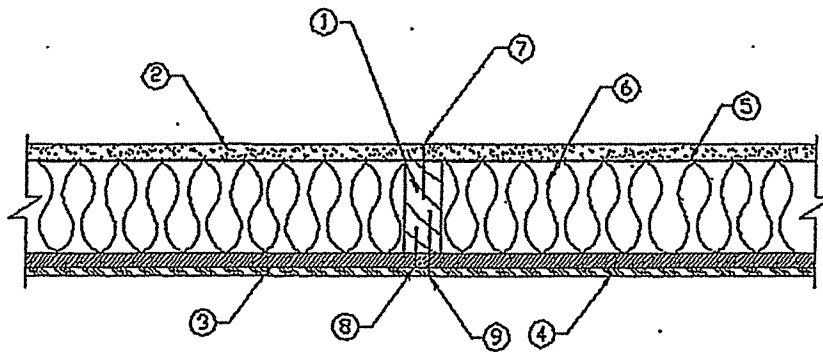
It is the responsibility of the permit holder to secure all the required inspections. Failure to comply with required inspections may cause revocation of building permit and/or cause court action.

DETAILS

The following rated wall assembly is to be used on any wall located closer than three feet to a property line. Prior to the installation of the 5/8" Type X gypsum wallboard, an insulation and vapor barrier inspection must be performed. The rated wall assembly is to extend from the concrete curb/slab to the underside of the roof deck. Any overhang must also have a fire-resistance rating of one hour.

(Detail – 2005 Edition ASD/LRFD Manual for Engineered Wood Construction – American Forest & Paper Association and American Wood Council)

Figure M16.1-6 One-Hour Fire-Resistive Wood Wall Assembly (WS4-1.3)
2x4 Wood Stud Wall - 78% Design Load - ASTM E119/NFPA 251



1. Framing: Nominal 2x4 wood studs, spaced 16 in. o.c., double top plates, single bottom plate.
2. Interior Sheathing: 5/8 in. Type X gypsum wallboard, 4 ft. wide, applied vertically, unblocked.
3. Exterior Sheathing: 1/2 in. fiberboard sheathing. *Alternate construction: minimum 1/2 in. lumber siding or 1/2 in. wood-based sheathing.*
4. Exterior Siding: 3/8 in. hardboard shiplap edge panel siding. *Alternate construction: lumber or wood-based, vinyl, or aluminum siding.*
5. Vapor Barrier: 4-mil polyethylene sheeting.
6. Insulation: 3-1/2 in. thick mineral wool insulation.
7. Gypsum Fasteners: 6d cement coated box nails spaced 7 in. o.c.
8. Fiberboard Fasteners: 1-1/2 in. galvanized roofing nails: 6 in. o.c. in the field, 3 in. o.c. panel edges.
9. Hardboard Fasteners: 8d galvanized nails: 8 in. o.c. in the field, 4 in. o.c. panel edges.
10. Joints and Fastener Heads: Wallboard joints covered with paper tape and joint compound, fastener heads covered with joint compound.

Tests conducted at the Gold Bond Building Products Fire Testing Laboratory

Test No: WP-584 (Fire Endurance & Hose Stream), March 19, 1981

Third-Party Witness: Warnock Hersey International, Inc.

Report WHI-690-003

This assembly was tested at 78% design load using an C_d of 33, calculated in accordance with the 1997 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.



The City of Wickliffe

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SPECIFICATIONS FOR DETACHED GARAGES - MATERIALS

Required design loads and performance standards

- Structural Wood - fiber-bending stress "f/b" rating of 1450-1600 psi either yellow pine or #2 Douglas fir.
- Manufactured Pre-Engineered Trusses - fiber-bending stress "f/b" rating of 1450-1500 psi
- Wire Mesh - 6x6-W2.9xW2.9 or 40# per 100sf

COMPLETE THE FOLLOWING MATERIAL LIST

Items not applicable state N/A

SIZE OF GARAGE	_____
FOUNDATION TYPE (circle one)	<u>Type 1A or Type 1B or Type 2</u>
TYPE OF POUROUS FILL	<u>4" GRAVEL OR CRUSHED STONE</u>
CONCRETE SLAB THICKNESS	<u>4"</u>
SLAB REINFORCEMENT	<u>6x6-w2.9xw2.9 or 40# per 100sf</u>
ANCHOR BOLT SIZE, LENGTH, SPACING	<u>1/2" dia. @ 6'-0" o.c., 12" max. from corners and 1 1/2" washer at each bolt</u>
EXTERIOR WALL STUD SIZE	<u>2" x 4" @ 16" o.c.</u>
EXTERIOR WALL SHEATHING SIZE & GRADE	_____
CORNER BRACING (circle one)	<u>Notch into studs (Diagonally from upper to lower plate at both rear and side)</u>
	<u>4' x 8' x 1/2" thick plywood or equivalent</u>
EXTERIOR WALL FINISH SIDING	_____
ROOF PITCH	_____
ROOF SHEATHING SIZE & GRADE (circle one)	<u>7/16" C-D, C-C, SHEATHING 24/16 SPAN</u>
	<u>1/2" C-D, C-C, SHEATHING 24/16 SPAN</u>
RAFTER SIZE AND SPACING	<u>2" x 6" @ 16" o.c.</u>
ENGINEERED TRUSS SPACING	_____ (must provide truss spec sheet)
CEILING JOIST SIZE AND SPACING	<u>2" x 6" @ 48" o.c.</u>
COLLAR TIE SIZE AND SPACING	<u>2" x 4" @ 48" o.c.</u>
ROOF SHINGLE TYPE	_____
OVERHANG SOFFIT MATERIAL	_____
GARAGE DOOR HEADER SIZE UP TO 16 FT. (circle one)	<u>Gable Roof - (2) 2x12's with glued plywood filch plate</u>
	<u>Reverse Gable Roof - (2) 2x12's with glued and bolted filch plate or 4"x14" header</u>
	<u>16'-0" x 7'-0" or 9'-0" x 7'-0"</u>
GARAGE DOOR SIZE (circle one)	_____
MAN DOOR HEADER SIZE	<u>(2) 2x6's up to 36" in width</u>
WINDOW HEADER SIZE	<u>(2) 2x6's up to 36" in width</u>

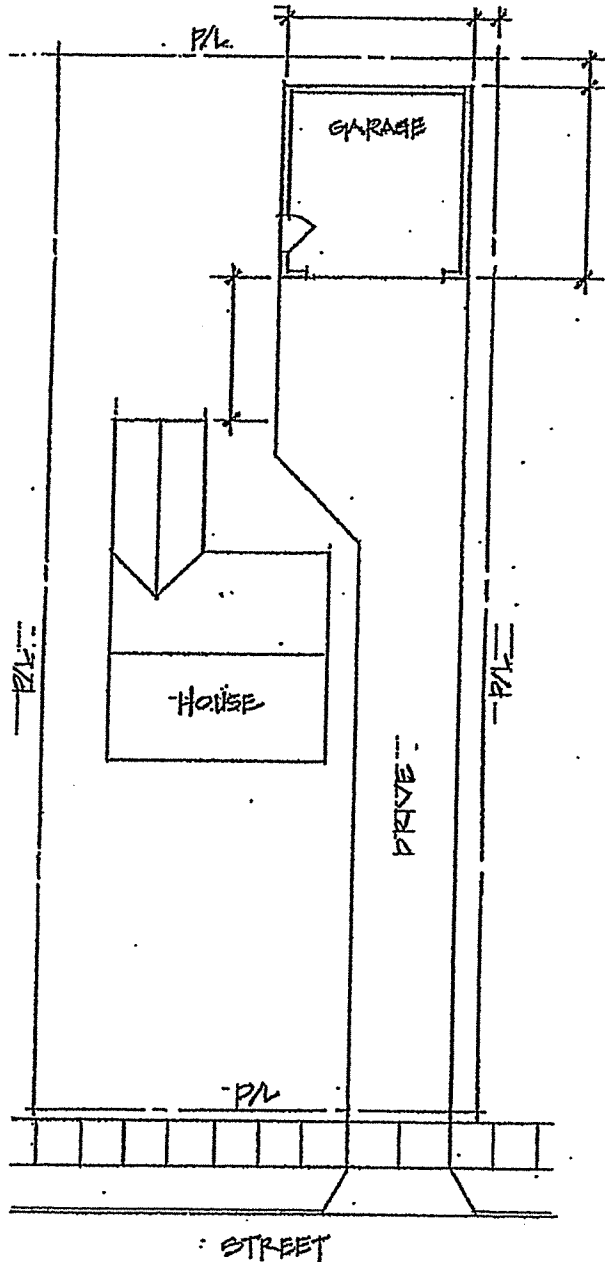


The City of
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SPECIFICATIONS FOR DETACHED GARAGES – SITE PLAN

- Site plan shall be drawn to scale and accurately show lot dimensions, size, and location of principal structure and proposed location of garage.
- Garage shall not be closer than three (3) feet to any lot line (see requirements for garages located less than five (5) feet to a property line. See Construction Regulations for distance from principal dwelling).
- Show location and size of storm water downspouts, storm water sewer with connection to existing storm system. Show yard drain if applicable.

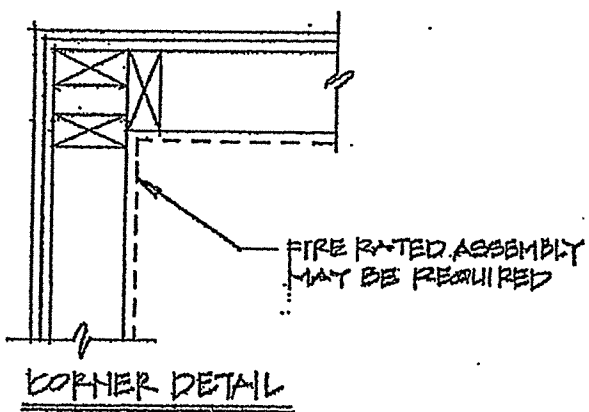
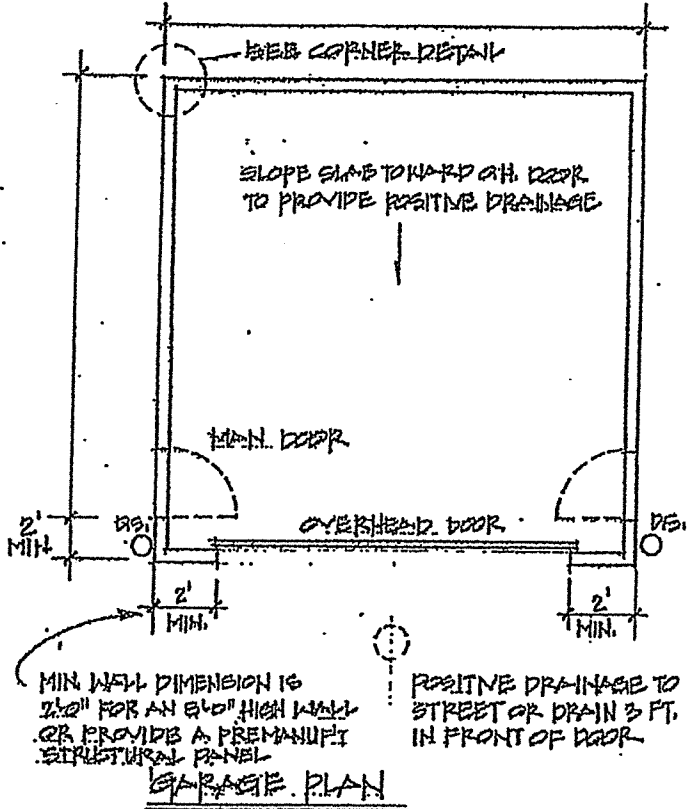
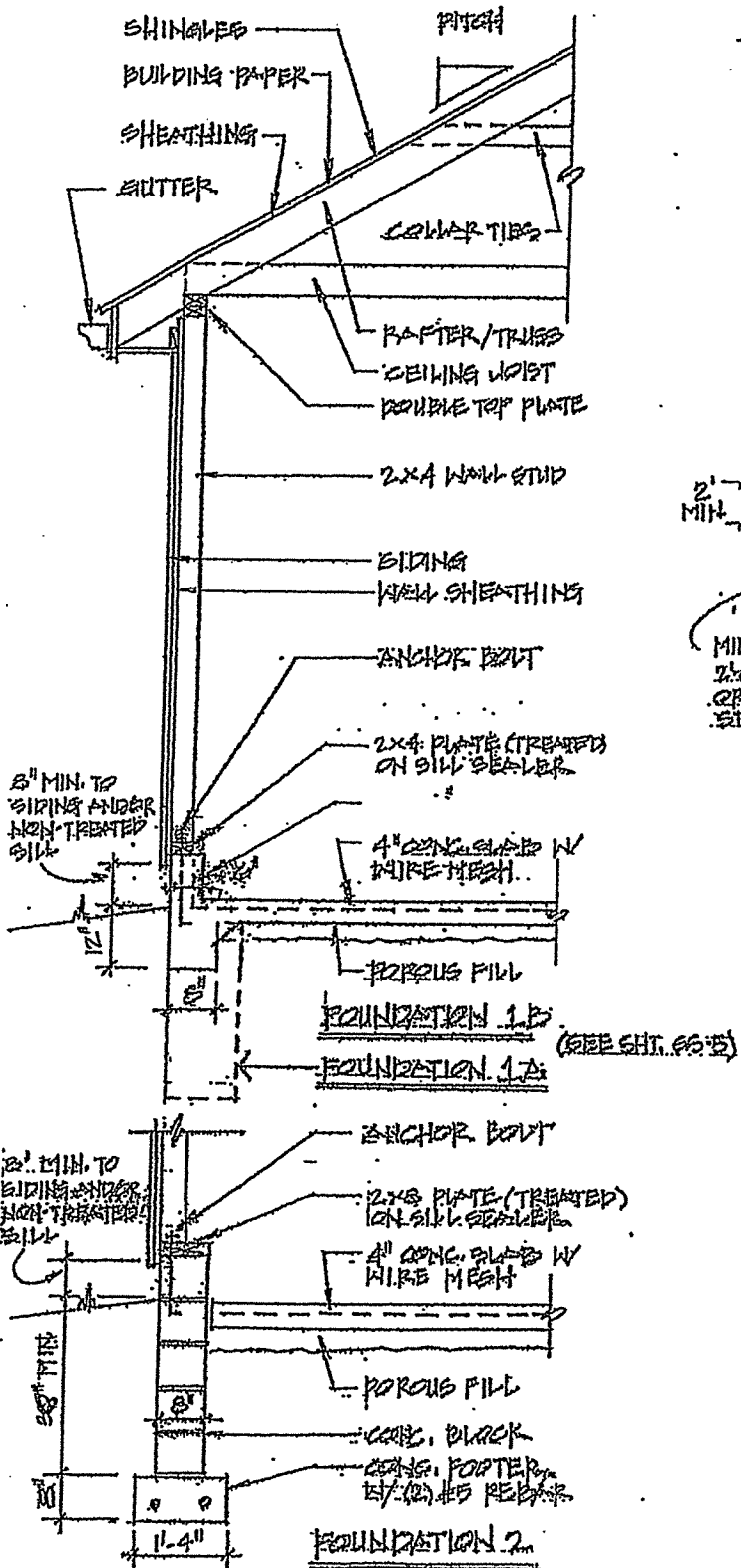




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SPECIFICATIONS FOR DETACHED GARAGES - DETAILS





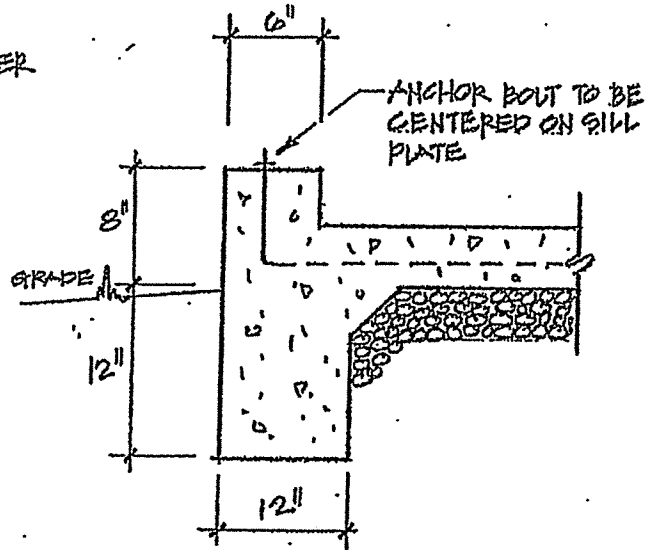
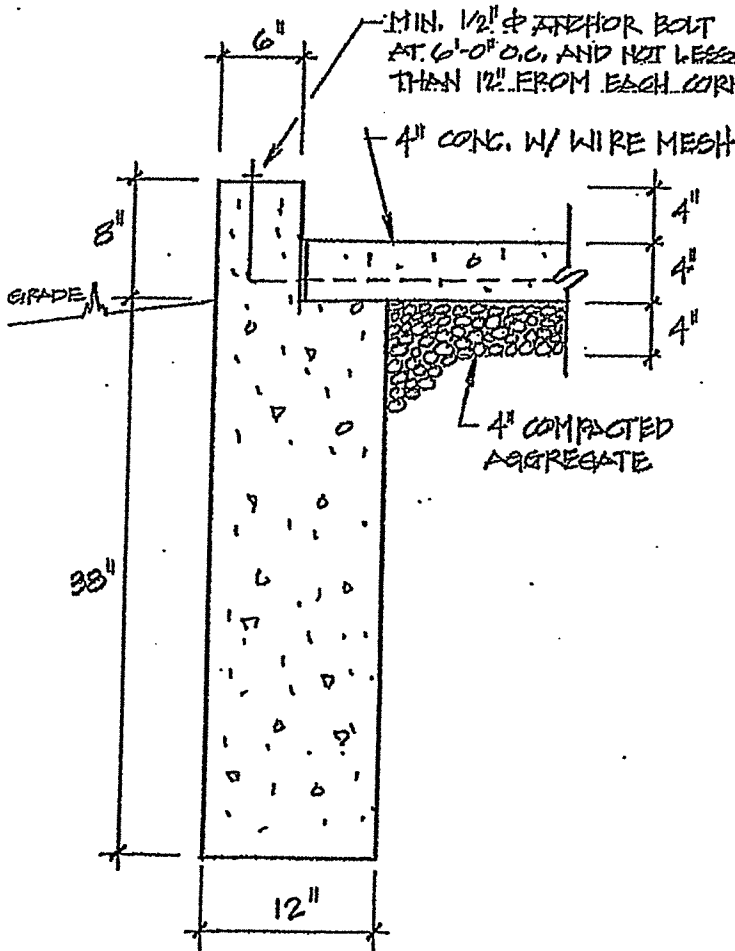
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SPECIFICATIONS FOR DETACHED GARAGES – DETAILS

The following detail is for clarification of the footing and framing requirements for garages. If the foundation wall is constructed of masonry block, use a 2"x8" plate (treated) in lieu of the 2"x4".

ANCHOR BOLTS MUST BE A MIN. OF 7 INCHES INTO CONCRETE AND NO LESS THAN 2 BOLTS PER PLATE SECTION



FOUNDATION FOR GARAGES OVER 600 SQUARE FEET (TYPE 1A)

FOUNDATION FOR GARAGES 600 SQUARE FEET OR LESS (TYPE 1B)

OHIO RESIDENTIAL CODE - SECTION R403